

**HENRICO COUNTY**  
**PLANNING COMMISSION AGENDA**  
**FOR**  
**SUBDIVISIONS AND PLANS OF DEVELOPMENT**

**February 24, 2016**

**9:00 A.M.**

**SEE ADDENDUM**



**PLANNING COMMISSION**

C. W. Archer, C.P.C., Chairperson (Fairfield)  
Bonnie-Leigh Jones, C.P.C., Vice-Chairperson (Tuckahoe)  
Eric S. Leabough, C.P.C. (Varina)  
Sandra M. Marshall (Three Chopt)  
Robert H. Witte, Jr. (Brookland)  
Frank J. Thornton, Board of Supervisors Representative  
R. Joseph Emerson, Jr., AICP, Director of Planning,  
Secretary

**DEVELOPMENT REVIEW AND DESIGN  
DIVISION – DEPARTMENT OF PLANNING**

Jean M. Moore, Assistant Director of Planning  
Leslie A. News, PLA, Principal Planner  
Kevin D. Wilhite, C.P.C., AICP, County Planner  
Michael F. Kennedy, County Planner  
Christina Goggin, AICP, County Planner  
Anthony R. Greulich, C.P.C., County Planner  
Greg Garrison, AICP, County Planner  
Matthew Ward, County Planner  
Lee Pambid, C.P.C., County Planner  
Aimee B. Crady, AICP, County Planner  
Robert Peterman, GIS Technician  
Kate B. Teator, Senior Planning Technician/Recording  
Secretary

**WELCOME: @ 9:01 AM**

**PLEDGE OF ALLEGIANCE:**

**RECOGNITION OF NEWS MEDIA: Richmond Times-Dispatch**

**ROLL CALL:**

**REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News**

**EXPEDITED AGENDA: Leslie News**

**SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Lee Pambid**

**FOR INFORMATIONAL PURPOSES ONLY**

<b>Subdivision</b>	<b>Original No. of Lots</b>	<b>Remaining Lots</b>	<b>Previous Extensions</b>	<b>Magisterial District</b>	<b>Recommended Extension</b>
<b>SUB2013-00218 Sadler Green (February 2014 Plan)</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>Three Chopt</b>	<b>2/23/2017</b>

## PLAN OF DEVELOPMENT - RESUBMISSION

POD2016-00060  
Dollar General at 3012  
Mountain Road -  
Resubmission (POD2015-  
00356 Rev.)

**APPROVED – SEE  
ADDENDUM PAGE 1**

**Koth Consulting, PC for Realty Ventures Group, Inc. and Par 3 Development Group, LLC:** Request for approval of a resubmitted plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story 9,734 square foot retail building with accessory parking. The 1.3-acre site is located at the northwest corner of Mountain Road and John Cussons Drive, on parcel 770-767-5189. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Brookland)**

The Planning Commission at its meeting on December 10, 2015 denied the applicant's request for approval of a plan of development for POD2015-00356 Dollar General at 3012 Mountain Road. That denial was based upon the plan's failure to comply with proffered Condition Number 8 of Zoning Case C-72C-88, requiring that the architecture be Colonial or Victorian style, as determined by the Planning Commission.

State law provides the scope of review shall be limited to how the revisions address the previous basis for denial. The applicant has now resubmitted revised elevations and floorplans for review by the Planning Commission at this meeting, copies of which are attached to the agenda.

Staff has reviewed the revised elevations and floor plans and believes the revised architectural plans address previous comments relating to provision of appropriate architectural features, as required by Proffer Number 8 of Zoning Case C-72C-88.

The staff recommends approval subject to the annotations on the original site plans, the standards conditions for developments of this type, and the following additional conditions:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
11. **AMENDED** - Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
29. The right-of-way for widening of Mountain Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
30. The required building setback shall be measured from the proposed right-of-way line and the parking shall be located behind the proposed right-of-way line.
31. Prior to issuance of a certificate of occupancy for any building in this development, the engineer of record shall certify that the site has been graded in accordance with the approved grading plans.
32. The proffers approved as a part of zoning case C-72C-88 shall be incorporated in this approval.

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33. Prior to approval of construction plans, the developer must furnish a letter from Verizon stating that this proposed development does not conflict with their facilities.
34. The existing 16-foot utility easement in conflict with the building footprint shall be vacated prior to approval of a building permit for the site.
35. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
36. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
37. The limits and elevations of the Special Flood Hazard Area shall be conspicuously noted on the plan and labeled "Limits of Special Flood Hazard Area." In addition, the delineated Special Flood Hazard Area must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.

**(Staff Report by Mike Kennedy)**  
**(Applicant's Representative: Lance Koth)**  
**(Applicable Rezoning Cases and PUPS: C-72C-88)**

**PLAN OF DEVELOPMENT (Deferred from the December 16, 2015 Meeting)**

POD2015-00322  
Corner Bakery at Car Care  
Shopping Center – 11000  
West Broad Street (U.S.  
Route 250)

**DEFERRED BY  
APPLICANT TO MARCH  
23, 2016 MEETING**

**Parker Design Group for Global General Properties, LLC:**  
Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish an existing vacant car service station and construct a one-story, 4,052 square foot restaurant with drive-through facilities in an existing shopping center. The 1.06-acre site is located on the northwest corner of the intersection of W. Broad Street (U.S. Route 250) and Dominion Boulevard, on parcel 747-760-3077 and part of parcel 747-760-1291. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Three Chopt)**

**The applicant has requested a deferral to the March 23, 2016 meeting.**

This case was deferred from the December 16, 2015 Planning Commission hearing at the request of the applicant to allow time for communication among the applicant and the adjacent property owner concerning parking within the shopping center. Another deferral was requested by the applicant at the November 18, 2015 hearing, to allow time to obtain authorization and appropriate owners signatures from the adjacent Westhampton Properties parcel.

The plan presented at the October meeting met the required parking ratio for development within the shopping center. The plan provided 32 parking spaces on the Corner Bakery parcel, with only  
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17 required by code attributed to the Corner Bakery use. The overall shopping center parking provided exceeds the required amount as well.

A revised plan was received by email on November 6, 2015. VDOT, Department of Public Works Traffic, and Planning have comments outstanding as of the preparation date of this agenda, which must be addressed prior to a staff recommendation of approval to the revised plan. Issues include, but are not limited to, the provision of adequate right of way, drive aisle width, dumpster, and parking configuration adjustments.

As of the preparation date of the agenda, staff has not received revised plans to address the above issues, as requested. The appropriate property owner's signature to authorize approval of work on the Westhampton Properties parcel has not been provided on the POD application. Should the Commission act on this request, in addition to the annotations on the plan and the standard conditions for developments of this type, the following additional conditions are recommended:

29. Only retail business establishments permitted in a B-3 zone may be located in this center.
30. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
31. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
32. Outside storage shall not be permitted.
33. The proffers approved as a part of zoning case C-12C-88 shall be incorporated in this approval.
34. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.
35. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up facilities, the owner/occupant shall close the drive-up facilities until a solution can be designed to prevent traffic backup.
36. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
37. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Aimee Crady)**  
**(Applicant's Representative: Clay Grogan)**  
**(Applicable Rezoning Cases and PUPS: C-12C-88)**

**PLAN OF DEVELOPMENT AND LIGHTING PLAN (Deferred from the January 27, 2016 Meeting)**

POD2015-00391  
Ample Storage – Three  
Chopt Road – 10210 Three  
Chopt Road

**DEFERRED BY  
APPLICANT TO APRIL  
27, 2016 MEETING**

**Bay Companies, Inc. for Ample Storage Three Chopt, LLC and Richmond Retirement RES II, LLC:** Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish an existing single family home and construct two, two-story self-service storage facilities, totaling 120,190 square feet. The 3.78-acre site is located on the east line of Three Chopt Road, approximately 420 feet north of its intersection with Gaskins Road, on parcel 750-755-0814 and part of parcel 749-755-4576. The zoning is B-2C, Business District (Conditional) and R-6C, General Residence District (Conditional). County water and sewer. **(Tuckahoe)**

**The applicant has requested a deferral to the April 27, 2016 meeting.**

The applicant requests approval to demolish an existing single family home and construct two self-storage buildings. Building A is a two-story, 49,288 square foot building and Building B is a two-story, 70,902 square foot building with basement. The existing ingress and egress entrance along the northeast line of Three Chopt Road is located on the adjacent property, and will be utilized as the shared access which is described by proffer in zoning case C-16C-04.

This facility will conduct business between the hours of 6:00 a.m. and 10:00 p.m. based on the zoning case REZ2014-00049. Also, the provisional use permit PUP2014-00018 limits trash pickup between 8:00 a.m. to 5:00 p.m. Monday through Friday and no trash pickup on Saturday and Sunday.

Right-of-way shall be dedicated along Three Chopt Road to accommodate widening to the ultimate right-of-way width, and for sidewalks. A standard Henrico County sidewalk with two-foot utility strip will be provided along the north east side of Three Chopt Road and the applicant will provide an additional pedestrian connection to the public sidewalk, as requested.

As outlined in zoning case REZ2014-00049 the following buffers will be planted:

1. A twenty-five (25) feet wide landscape buffer will be established with existing vegetation and additional landscaping to meet the County of Henrico Twenty-Five (25) transitional buffer requirements along both sides and rear of the property.
2. A fifty (50) feet wide landscape buffer will be established to meet the County of Henrico Fifty (50) transitional buffer requirements along Three Chopt Road.

The proposed architectural renderings are consistent with the approved zoning case REZ2014-00049. The architectural renderings show all building elevations constructed with standard red brick, accented with light tan brick soldier courses around the building foundation and along the second floor. Additional building materials include glass storefront windows on each floor and brown cornices are featured along the top of the north, west and south building elevations. To complete the office building appearance an accent tower is shown at the southwest corner of both

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buildings and constructed with a dark metal roof, light tan dryvit upper wall bands, metal awnings, red brick walls accented with oversized vertical windows and a light tan brick foundation wall band.

Additionally, a lighting plan is included with this plan of development proposal. The lighting plan includes two decorative parking lot poles with LED concealed source fixtures limited to 20 feet in height as measured from the grade at the base of the light pole. Additional lighting includes nine LED concealed source wall mounted fixtures. The applicant has provided additional wall packs along the side of Building B to illuminate the fire lane, as requested.

As of the preparation date of the agenda, staff has not received the appropriate property owner's signature to authorize work on the adjacent property for the shared access drive. The staff recommendation will be made at the meeting. Should the Commission act on the plan, the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions are recommended:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. The right-of-way for widening of Three Chopt Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
30. A concrete sidewalk meeting County standards shall be provided along the northeast side of Three Chopt Road.
31. There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
32. Outside storage shall not be permitted.
33. The proffers approved as a part of zoning case REZ2014-00049 shall be incorporated in this approval.
34. The conditions approved as part of provisional use permit PUP2014-00018 shall be incorporated in this approval.
35. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
36. The owners shall not begin clearing of the site until the following conditions have been met:
  - (a) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.

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- (b) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.
  - (c) The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Department of Planning and the Department of Public Works.
  - (d) The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for approval.
37. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
38. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Matt Ward)**

**(Applicant's Representative: Dan Caskie)**

**(Applicable Rezoning Cases and PUPS: C-16C-04, REZ2014-00049, and PUP2014-00018)**

**PLAN OF DEVELOPMENT (Deferred from the January 27, 2016 Meeting)**

POD2015-00434

Short Pump Manor at Bacova  
Section 4 – 4660 Pouncey  
Tract Road (State Route 271)

**APPROVED/EXPEDITED**

**Youngblood, Tyler & Associates, P.C. for Bacova Development Company, LLC, and Bacova, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 7 detached dwellings for sale with zero-lot-lines. The 3.295-acre site is located approximately 1,000 feet west of Pouncey Tract Road (State Route 271) and approximately 600 feet south of Kain Road, on part of parcels 736-766-7163 and 738-766-9367. The zoning is R-3C, One-Family Residential District (Conditional), R-5AC, General Residential District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer.  
**(Three Chopt)**

This case was deferred from the January 27, 2016 hearing at the applicant's request.

The applicant proposes a fourth section, to include 7 additional lots on property previously held in reserve and residual property after road construction, adjacent to the Short Pump Manor zero lot-line development. The development plan for the first three sections was granted Conditional Subdivision approval in April 2013, and subsequent POD approval in October 2013, to allow 89

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lots. This additional property is subject to the proffers of zoning case C-19C-12 and C-9C-11. Sections 1 and 2 of Short Pump Manor are currently under construction, with many completed units.

The subject property, which is approximately 3.3 acres, was previously contemplated as a potential site for the future Bacova recreation center, but the applicant has chosen to extend the residential use into this area. To accommodate the recreation center, the applicant has purchased and annexed additional property west of this subdivision, totaling 5.764 acres, into the overall Bacova Development. The additional annexed property includes less area encumbered by easements than the subdivision site, which has a large overhead powerline easement. The annexed site contains more available area to situate the private recreation center, and has the option of direct access from the spine road currently under construction. The recreation center is proffered to be at least 2.5 acres. Staff has no objection to the alternative site for the future recreation center, as it appears equally or more adequate than the subdivision site under consideration. The recreation center will be subject to a future plan of development review and approval once the site layout has been finalized by the applicant.

The architectural design will continue with the same craftsman units as previously approved and constructed in Short Pump Manor. The renderings, elevations, and floor plans are in conformance with the proffered conditions and applicable code. The proposed units range in base square footage between 1800 and 2592 square feet, with multiple optional features that may add up to 1100 square feet to each individual unit. This exceeds the minimum proffered square footage of 1700 SF.

Front elevations are proffered to meet or exceed 20% brick or stone on one-half of the units, and to meet or exceed 60% brick or stone on the remaining units. The architectural plans demonstrate that these ratios will be met, with the option for purchasers to have 100% brick or stone facades as desired. The proffers include the provision that identical units may not be located adjacent to one another, and varying materials and colors will add to the aesthetic of the community. Other options include attached or detached garage options, as all units must include at least a one-car garage having a minimum clear area exceeding the proffered minimum of 18 feet by 10 feet. Staff has included the renderings of elevations previously approved in October 2013 in the staff plan for informational purposes.

The conceptual design of the landscape buffer located in the common area along future Liesfeld Farm Drive is consistent with the landscape design already installed for the completed portion of the road.

The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
29. Roof edge ornamental features that extend over the zero lot line, and which are permitted by Section 24-95(i)(1), must be authorized in the covenants.

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30. Eight-foot easements for construction, drainage, and maintenance access for abutting lots shall be provided and shown on the POD plans.
31. Building permit request for individual dwellings shall each include two (2) copies of a layout plan sheet as approved with the plan of development. The developer may utilize alternate building types providing that each may be located within the building footprint shown on the approved plan. Any deviation in building footprint or infrastructure shall require submission and approval of an administrative site plan.
32. Windows on the zero lot line side of the dwelling can only be approved with an exception granted by the Building Official and the Director of Planning during the building permit application process.
33. The mechanical equipment for each building shall be located on its respective lot. Except for wall-mounted electric meters, in no case shall the eight-foot easement for construction, drainage, and maintenance access on the abutting lot be used to locate other mechanical equipment (such as HVAC equipment, generators, and the like) for the subject lot.
34. The subdivision plat for Short Pump Manor at Bacova Section 4 shall be recorded before any building permits are issued.
35. The proffers approved as a part of zoning cases C-9C-11 and C-19C-12 shall be incorporated in this approval.
36. Prior to issuance of a building permit, the developer must furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with their facilities.
37. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The defect bond shall remain in effect for a period of three years Certificate of Occupancy, a professional engineer must certify that the roads have been designed and constructed in accordance with County standards.

**(Staff Report by Aimee Crady)**

**(Applicant's Representative: Anne Tignor)**

**(Applicable Rezoning Cases and PUPS: C-9C-11 and C-19C-12)**

**PLAN OF DEVELOPMENT (Deferred from the January 27, 2016 Meeting)**

POD2015-00485  
GreenGate Phase IV –  
Grocery Store – 12121 West  
Broad Street (U.S. Route  
250)

**APPROVED – SEE  
ADDENDUM PAGE 1**

**Kimley-Horn and Associates, Inc. for ME Nuckols, LLC and BPTM, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story 36,169 square foot grocery store in an urban-mixed use development. The 1.24-acre site is located along the south line of West Broad Street (U.S. Route 250), approximately 540 feet west of its intersection with North Gayton Road, on part of parcel 731-764-5533. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

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This phase of GreenGate involves the construction of a Lidl grocery store. A grocery store up to 40,000 square feet in size was permitted with the approval of the provisional use permit for this development. Most of the site improvements adjacent to this building were part of the Phase 2 plan already approved by the Planning Commission. A row of parking on the west side of the building, along with the hardscape around the perimeter is being constructed with this set of plans.

The case was deferred to address the main issue concerning the building's architectural design. The most recently received architectural plans show a building primarily constructed of brick and glazing, although more information is needed on the proposed glazing material. Stucco and cast stone is used as accent materials. The redesign creates more of a storefront appearance on the four sides. The loading area along W. Broad St is enclosed as was done at Whole Foods at West Broad Village. Evidence of acceptance of the design by the GreenGate architectural review panel is necessary.

The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

29. Outside storage shall not be permitted.
30. The proffers approved as a part of zoning cases REZ2014-00009 and PUP2014-00006 shall be incorporated in this approval.
31. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review and prior to the approval of any final construction plans.
32. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads shall be reclaimed with engineered fill. All materials shall be deposited and compacted in accordance with the applicable sections of the state building code and geotechnical guidelines established by the engineer. An engineer's report certifying the suitability of the fill materials and its compaction shall be submitted for review and approval by the Director of Planning and Director of Public Works and the Building Official prior to the issuance of any building permit(s) on the affected sites.
33. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
34. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
35. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

**(Staff Report by Kevin Wilhite)**

**(Applicant's Representative: David Ellington)**

**(Applicable Rezoning Cases and PUPS: REZ2014-00009)**

## PLAN OF DEVELOPMENT (Deferred from the January 27, 2016 Meeting)

POD2015-00543

Airport Distribution Center,  
Building B – 2400  
Distribution Drive

### **APPROVED/EXPEDITED**

**Engineering Design Associates for Virginia Becknell Investors, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 153,198 square foot office warehouse. The 9.91-acre site is located on the southeast corner of the intersection of Darbytown Road and S. Laburnum Avenue, on part of parcel 814-699-7796. The zoning is M-1C, Light Industrial District (Conditional) and Airport Safety Overlay District (ASO). County water and sewer. (**Varina**)

The applicant proposes construction of a one story, office warehouse 660 feet by 240 feet and 153,198 square feet in area. The pad site is located within an existing industrial development. Zoning cases C-47C-97, C-7C-06, C-8C-06, and REZ2014-00039 shall apply.

The building will be constructed of tilt up concrete panels with colors ranging in light, medium, and dark grey tones, which is in keeping with other buildings in the development. Buildings D and E, which are similar in massing and appearance, were approved by the Planning Commission at two separate meetings in June and September of 2015.

The plan proposes two changes over the original POD from 1997. A building pad featured an “L” shaped building with car parking along the Laburnum Avenue and Darbytown Road frontages. The site layout under consideration now features a rectangular building with diagonal notches at the northeast and southwest corners. Staff had previous concerns relating to the location of the truck loading areas, and conflict with proffered requirements.

Staff received a revised plan that satisfactorily addresses these previous concerns. The loading area and truck parking areas have been redesigned, and are no longer located between the face of the building and Darbytown Road. Landscape areas which provide opportunity for screening are also now provided.

The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions:

29. In order to maintain the effectiveness of the County’s public safety radio communications system within buildings, the owner will install radio equipment that will allow for adequate radio coverage within the building, unless waived by the Director of Planning. Compliance with the County’s emergency communication system shall be certified to the County by a communications consultant within ninety (90) days of obtaining a certificate of occupancy. The County will be permitted to perform communications testing in the building at anytime.
30. The proffers approved as a part of zoning case C-47C-97, C-7C-06, C-8C-06, and REZ2014-00039 shall be incorporated in this approval.
31. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such

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measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Lee Pambid)**

**(Applicant's Representative: Randy Hooker)**

**(Applicable Rezoning Cases and PUPS: C-47C-97, C-7C-06, C-8C-06, and REZ2014-00039)**

## **PLAN OF DEVELOPMENT**

POD2015-00544  
Grocery Store at 9101  
Hermitage Road

**APPROVED – SEE  
ADDENDUM PAGE 2**

**Bohler Engineering for Hermitage Investment Group and BPTM, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 36,170 square foot grocery store. The 9.29-acre site is located on the southeast corner of the intersection of Staples Mill Road (U.S. Route 33) and Hermitage Road, on parcel 771-752-7780. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Brookland)**

The applicant is requesting approval to construct a one-story 36,170 square foot grocery store. The site is subject to the proffered conditions and exhibits of REZ2015-00029, approved October 13, 2015.

A revised plan has been requested that removes grading and construction activities from the Resource Protection Area (RPA), and revised architectural plans have been requested to provide building elevations which are in accordance with proffered exhibits.

As of the preparation date of the agenda, revised plans have not been received. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the annotations on the plans, and the standard conditions for developments of this type, the following additional conditions are recommended:

29. The right-of-way for widening of Hermitage Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
30. A concrete sidewalk meeting County standards shall be provided along the south side of Hermitage Road.
31. Outside storage shall not be permitted except as shown on the approved plan.
32. The proffers approved as a part of zoning case REZ2015-00029 shall be incorporated in this approval.
33. The owners shall not begin clearing of the site until the following conditions have been met:
  - (a) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits

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- of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.
- (b) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.
  - (c) The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Department of Planning and the Department of Public Works.
  - (d) The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for approval.
34. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
35. The limits and elevations of the Special Flood Hazard Area shall be conspicuously noted on the plan and labeled "Limits of Special Flood Hazard Area." In addition, the delineated Special Flood Hazard Area must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.

**(Staff Report by Greg Garrison)**

**(Applicant's Representative: Jonathan Ritchie)**

**(Applicable Rezoning Cases and PUPS: REZ2015-00029)**

## **PLAN OF DEVELOPMENT**

POD2016-00011  
Verizon at West Broad  
Marketplace - 12250 West  
Broad Street (U.S. Route  
250)

**APPROVED – SEE  
ADDENDUM PAGE 2**

**Vanasse Hangen Brustlin for Excel West Broad Marketplace, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story 6,000 square foot retail building in a regional shopping center. The 0.25-acre site is located on the north line of West Broad Street (U.S. Route 250), approximately 2,000 feet west of its intersection with North Gayton Road, on part of parcel 732-766-4043. The zoning is B-3C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. ( **Three Chopt**)

The applicant proposes construction of a single story, 6,000 square foot retail building as part of a regional shopping center that is currently under construction. The approved overall plan of the

**Continue**

**continued**

shopping center illustrates a free-standing building at the proposed location. Zoning case REZ2014-00028 shall apply.

The elevations feature a style compatible with the Retail East and Retail West elevations and include brick which are grey, tan, and brown in color, as well as fabric awnings.

The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions:

- 29. Only retail business establishments permitted in a B-3 zoning may be located in this center.
- 30. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
- 31. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
- 32. Outside storage shall not be permitted.
- 33. The proffers approved as a part of zoning case REZ2014-00028 shall be incorporated in this approval.
- 34. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Lee Pambid)**

**(Applicant’s Representative: Teresa Lower)**

**(Applicable Rezoning Cases and PUPS: REZ2014-00028)**

**LANDSCAPE PLAN**

POD2016-00010  
Retail East at West Broad  
Marketplace, Phase 4 - 12300  
West Broad Street (U.S.  
Route 250)

**APPROVED**

**Vanasse Hangen Brustlin for Excel West Broad Marketplace, LLC:** Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 8.03-acre site is located in a regional shopping center on the north line of West Broad Street (U.S. Route 250), approximately 2,000 feet west of its intersection with North Gayton Road, on part of parcel 732-766-4043. The zoning is B-3C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The applicant is requesting approval of a landscape plan for Phase 4 of West Broad Marketplace. The plan meets the West Broad Overlay requirements as well as proffered conditions of REZ2014-00028, which include landscaping of the terraced retaining walls, enhanced landscaping along the entrance and spine roads, shade trees in parking lot islands, and landscaping along building frontages.

**Continue**



**continued**

The staff recommends approval subject to the annotations on the plan and the standard conditions for landscape plans.

**(Staff Report by Greg Garrison)**

**(Applicant's Representative: Teresa Lower)**

**(Applicable Rezoning Cases and PUPS: REZ2014-00028)**

## **PLAN OF DEVELOPMENT AND LIGHTING PLAN**

POD2016-00013

Libbie Mill Townhomes  
Section 2 - 2121 Spencer  
Road

**APPROVED/EXPEDITED**

**E.D. Lewis & Associates for Midtown Land Partners, LLC:**

Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 4 three-story residential townhomes for sale in an urban mixed-use development. The 0.33-acre portion of the 85 acre site is located on the southeast corner of Spencer Road and Libbie Mill West Boulevard, on parcel 772-740-4023 and part of parcel 773-739-8155. The zoning is UMUC, Urban Mixed Use District (Conditional). County water and sewer. **(Brookland)**

The applicant requests approval of 4 additional three-story residential townhouses for sale located along the western border of the Libbie Mill UMU district directly adjacent to the Section 1 townhouses, which were approved by the Planning Commission in June 2015, and are currently under construction. Adjacent infrastructure to serve this development is also under construction. Adjacent streetscape design to include site lighting and street trees was also part of the initial infrastructure plan phase. Parallel parking is provided in the streetscape plans, in addition to the parking provided in the unit garages and in the parking lots proposed to the rear of the units. Parking provided with this phase of residential development continues to exceed minimum requirements.

Architectural plans are a continuation of the elevations approved with Section 1, and continue to be in compliance with all applicable proffers, use permits, and standards of the pattern book for the Libbie Mill UMU. The townhomes will be constructed of a combination of primarily brick and fiber cement siding with a variety of complementary finishes. All units contain finished square footage, exclusive of garages, exceeding the minimum requirements outlined in the pattern book.

The conceptual landscape plan provides interior landscaping for typical foundation plantings to supplement the streetscape plantings.

A lighting plan for decorative streetscape pole mounted and residential building mounted fixtures is included, demonstrating that the illumination levels in parking area and throughout the site will meet the UMU lighting standards.

Staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions:

**Continue**



**continued**

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. The unit house numbers shall be visible from the parking areas and drives.
30. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be installed prior to any occupancy permit approval.
31. The subdivision plat for Libbie Mill Townhomes Section 2 shall be recorded before any building permits are issued.
32. Prior to issuance of a certificate of occupancy for any building in this development, the engineer of record shall certify that the site has been graded in accordance with the approved grading plans.
33. Outside storage shall not be permitted.
34. The proffers approved as a part of zoning cases REZ2015-00018 and PUP2015-00006 shall be incorporated in this approval.
35. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review and prior to the approval of any final construction plans.
36. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads shall be reclaimed with engineered fill. All materials shall be deposited and compacted in accordance with the applicable sections of the state building code and geotechnical guidelines established by the engineer. An engineer's report certifying the suitability of the fill materials and its compaction shall be submitted for review and approval by the Director of Planning and Director of Public Works and the Building Official prior to the issuance of any building permit(s) on the affected sites.
37. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The defect bond shall remain in effect for a period of three years from the date of the issuance of the final occupancy permit. Prior to the issuance of the last Certificate of Occupancy, a professional engineer must certify that the roads have been designed and constructed in accordance with County standards.
38. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Aimee Crady)**

**(Applicant's Representative: Monte Lewis)**

**(Applicable Rezoning Cases and PUPS: REZ2015-00018 and PUP2015-00006)**

**PLAN OF DEVELOPMENT - ARCHITECTURALS ONLY (Deferred from the January 27, 2016 Meeting)**

POD2016-00040  
Rocketts Landing - Phase IV  
- 5300 Old Osborne Turnpike

**DEFERRED BY  
APPLICANT TO MARCH  
23, 2016 MEETING**

**Timmons Group for Central Virginia Investments/Rocketts Landing, LLC:** Request for approval of architectural plans for a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 28 three and four-story single-family residential townhomes for sale on Block 19 of the Village of Rocketts Landing. The 1.91-acre site is located west of Old Osborne Turnpike (State Route 5) along the west line of Old Main Street (private) between Old Delaware Street extended (private) and Old Charles Street (private), on part of parcel 797-712-4340. The zoning is UMUC, Urban Mixed Use District (Conditional). City of Richmond water and sewer. **(Varina)**

**The applicant has requested a deferral to the March 23, 2016 meeting.**

The Plan of Development for this site was approved by the Planning Commission at its January 27, 2016 meeting.

As of the preparation date of the agenda, additional information on the architectural plans has not been provided. Should the Commission act on this request, the conditions approved with POD2015-00541 would continue to apply.

**(Staff Report by Mike Kennedy)**

**(Applicant's Representative: Kevin Pennock)**

**(Applicable Rezoning Cases and PUPS: C-55C-04, P-14-04, and P-12-12)**

**PLAN OF DEVELOPMENT**

POD2016-00014  
Bon Secours Short Pump at  
Broad Hill Centre - Revised -  
12320 West Broad Street  
(U.S. Route 250)

**DEFERRED BY PC TO  
MARCH 23, 2016  
MEETING**

**Timmons Group for Bon Secours Richmond Health System and PETRA:** Request for approval of a revised plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a two-story 49,750 square foot medical office building and a five-story 125,000 square foot medical office building. The 18.9-acre site is located on the north line of West Broad Street (U.S. Route 250), approximately 3,000 feet west of North Gayton Road, on parcel 731-766-2002. The zoning is O-3C, Office District (Conditional), R-6C, General Residential District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The proposal revises a previously approved Plan of Development for the site which includes two multi-story medical office buildings, including an emergency department in the forward building along West Broad Street, known as Medical Pavilion 1. In addition to another building, Medical

**Continue**

## **continued**

Pavilion 2, the plan proposed a pedestrian plaza containing water features, additional pedestrian connections and green spaces throughout the parking lots, a roundabout, and a linear park along Bon Secours Parkway. Zoning case C-18C-12 shall apply.

The previous plan proposed Medical Pavilion 1 as a four-story, glass, metal, and brick building, featuring a cantilevered façade along the West Broad Street elevation, giving the structure a signature appearance. The revised plan now proposes a two-story, primarily red brick building with a stone base. A central entrance feature of metal and glass with a cantilevered façade is proposed. It will house and screen rooftop mechanical units above. The emergency department continues to be located in the building along West Broad Street. Medical Pavilion 2 was previously a three-story building similar in appearance to Medical Pavilion 1 but smaller in square footage and overall massing. It is now proposed to be a red-brick, five-story building with a similar stone base and central entrance feature as Pavilion 1.

Staff has suggested that the applicant consider the following:

- Reconsider the placement of the two buildings. The taller building should ideally be located along West Broad Street, and the scale of the two-story building is more compatible with the height and massing of the residences across Bon Secours Parkway.
- Demonstrate that the architectural elevations meet proffers in materials, details, and design quality through the use of articulated roofs, overhangs, cornices, etc.
- Water features and pedestrian amenities such as seating were proposed along the walkway between the two medical pavilions. These features are now missing. Consider reinstating these amenities.

Staff has also requested revised plans that show the building projections and demonstrate conformance with required setbacks, as well as layout sheets that show the whole site.

The staff's recommendation will be made at the meeting. Should the Commission act on the plan, the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions are recommended:

29. Outside storage shall not be permitted.
30. In order to maintain the effectiveness of the County's public safety radio communications system within buildings, the owner will install radio equipment that will allow for adequate radio coverage within the building, unless waived by the Director of Planning. Compliance with the County's emergency communication system shall be certified to the County by a communications consultant within ninety (90) days of obtaining a certificate of occupancy. The County will be permitted to perform communications testing in the building at anytime.
31. The proffers approved as a part of zoning case C-18C-12 shall be incorporated in this approval.
32. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.

## **Continue**

**continued**

33. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Lee Pambid)**

**(Applicant's Representative: Chris Sibold)**

**(Applicable Rezoning Cases and PUPS: C-18C-12)**

**APPROVAL OF MINUTES: January 27, 2016 Minutes **APPROVED****

**ADJOURN @ 10:28 A.M.**

**PLANNING COMMISSION  
AGENDA FOR  
SUBDIVISIONS AND PLANS OF DEVELOPMENT  
February 24, 2016**

**ADDENDUM**

**PAGE 3 – REVISED ARCHITECTURAL PLANS AND DELETED CONDITION**

**PLAN OF DEVELOPMENT - RESUBMISSION**

POD2016-00060  
Dollar General at 3012  
Mountain Road -  
Resubmission (POD2015-  
00356 Rev.)

**APPROVED – SEE  
ADDENDUM PAGE 1**

**Koth Consulting, PC for Realty Ventures Group, Inc. and Par 3 Development Group, LLC:** Request for approval of a resubmitted plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story 9,734 square foot retail building with accessory parking. The 1.3-acre site is located at the northwest corner of Mountain Road and John Cussons Drive, on parcel 770-767-5189. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Brookland)**

34. ~~DELETED. The existing 16-foot utility easement in conflict with the building footprint shall be vacated prior to approval of a building permit for the site.~~

**PAGE 13 – REVISED ARCHITECTURAL PLANS**

**PLAN OF DEVELOPMENT (Deferred from the January 27, 2016 Meeting)**

POD2015-00485  
GreenGate Phase IV –  
Grocery Store – 12121 West  
Broad Street (U.S. Route  
250)

**APPROVED – SEE  
ADDENDUM PAGE 1**

**Kimley-Horn and Associates, Inc. for ME Nuckols, LLC and BPTM, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story 36,169 square foot grocery store in an urban-mixed use development. The 1.24-acre site is located along the south line of West Broad Street (U.S. Route 250), approximately 540 feet west of its intersection with North Gayton Road, on part of parcel 731-764-5533. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **( Three Chopt)**

**PAGE 17 – REVISED PLANS, REVISED ARCHITECTURAL PLANS, AND REVISED RECOMMENDATION**

**PLAN OF DEVELOPMENT**

POD2015-00544  
Grocery Store at 9101  
Hermitage Road

**APPROVED – SEE  
ADDENDUM PAGE 2**

**Bohler Engineering for Hermitage Investment Group and BPTM, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 36,170 square foot grocery store. The 9.29-acre site is located on the southeast corner of the intersection of Staples Mill Road (U.S. Route 33) and Hermitage Road, on parcel 771-752-7780. The zoning is B-3C, Business District (Conditional). County water and sewer. ( **Brookland**)

A revised plan and revised elevations have been submitted that address staff’s comments. The staff recommends approval of the revised plan and elevations subject to the annotations on the plans, the standard conditions for developments of this type, and the additional conditions listed in the agenda.

**PAGE 19 – REVISED ARCHITECTURAL PLANS**

**PLAN OF DEVELOPMENT**

POD2016-00011  
Verizon at West Broad  
Marketplace - 12250 West  
Broad Street (U.S. Route  
250)

**APPROVED – SEE  
ADDENDUM PAGE 2**

**Vanasse Hangen Brustlin for Excel West Broad Marketplace, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story 6,000 square foot retail building in a regional shopping center. The 0.25-acre site is located on the north line of West Broad Street (U.S. Route 250), approximately 2,000 feet west of its intersection with North Gayton Road, on part of parcel 732-766-4043. The zoning is B-3C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. ( **Three Chopt**)

The applicant has submitted additional plans to address staff annotations on the architectural elevations. The staff continues to recommend approval.

**PAGE 25 – REVISED PLANS AND REVISED ARCHITECTURAL PLANS**

**PLAN OF DEVELOPMENT**

POD2016-00014  
Bon Secours Short Pump at  
Broad Hill Centre - Revised -  
12320 West Broad Street  
(U.S. Route 250)

**DEFERRED BY PC TO  
MARCH 23, 2016  
MEETING**

**Timmons Group for Bon Secours Richmond Health System and PETRA:** Request for approval of a revised plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a two-story 49,750 square foot medical office building and a five-story 125,000 square foot medical office building. The 18.9-acre site is located on the north line of West Broad Street (U.S. Route 250), approximately 3,000 feet west of North Gayton Road, on parcel 731-766-2002. The zoning is O-3C, Office District (Conditional), R-6C, General Residential District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. ( **Three Chopt**)